

**United States Bankruptcy Court  
Central District of California  
Northern Division  
Judge Deborah Saltzman, Presiding  
Courtroom 201 Calendar**

**Tuesday, January 25, 2022**

**Hearing Room 201**

11:30 AM

**9: -**

**Chapter**

**#0.00 All hearings on this calendar will be conducted remotely, using ZoomGov video and audio.**

Parties in interest and members of the public may connect to the video and audio feeds, free of charge, using the connection information provided below.

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**Video/audio web address: <https://cacb.zoomgov.com/j/1605137430>**

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Docket 0

**Tentative Ruling:**

- NONE LISTED -

**United States Bankruptcy Court  
Central District of California  
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Courtroom 201 Calendar**

**Tuesday, January 25, 2022**

**Hearing Room      201**

11:30 AM

**9:20-10119    Danette Lyn Anderson-Bittorf**

**Chapter 13**

**#1.00**    HearingRE: [50] Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2019 Toyota Tundra CrewMax SR5 Pickup 4D 5 1/2 ft . (Johnson, Marjorie)

Docket      50

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Danette Lyn Anderson-Bittorf

Represented By  
George J Paukert

**Trustee(s):**

Elizabeth (ND) F Rojas (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
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**Tuesday, January 25, 2022**

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11:30 AM

**9:21-11133 Donald Wilbur Felt, II**

**Chapter 13**

**#2.00** HearingRE: [20] Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 1279 Cadiz Drive Simi Vly, California 93065 . (Torres-Brito, Diana)

Docket 20

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Donald Wilbur Felt II

Represented By  
Matthew D. Resnik

**Trustee(s):**

Elizabeth (ND) F Rojas (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
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**Tuesday, January 25, 2022**

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11:30 AM

**9:18-12087 Green Pharmaceuticals, Inc.**

**Chapter 11**

**#3.00** HearingRE: [356] Application for Compensation Application For Payment Of Final Fees And/Or Expenses (11 U.S.C. § 330) for Steven R Fox, Debtor's Attorney, Period: 12/21/2018 to 12/21/2021, Fee: \$179340, Expenses: \$8025.30.

Docket 356

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Green Pharmaceuticals, Inc.

Represented By  
Steven R Fox  
W. Sloan Youkstetter  
Janis G Abrams

**United States Bankruptcy Court  
Central District of California  
Northern Division  
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**Tuesday, January 25, 2022**

**Hearing Room 201**

11:30 AM

**9:20-10773 Bruce Matthew Burke and Jasmine Jaruda Burke**

**Chapter 11**

**#4.00** Confirmation Hearing RE: [91] Chapter 11 Plan of Reorganization Dated September 1, 2021

Docket 91

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Bruce Matthew Burke

Represented By  
Arasto Farsad

**Joint Debtor(s):**

Jasmine Jaruda Burke

Represented By  
Arasto Farsad

**United States Bankruptcy Court  
Central District of California  
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**Tuesday, January 25, 2022**

**Hearing Room 201**

11:30 AM

**9:18-11889 Charles L. Duff**

**Chapter 11**

**#5.00 CONT'D Hearing**

RE: [231] Motion For Sale of Property of the Estate under Section 363(b) - No Fee Notice of Motion and Motion for Order Authorizing Sale of Real Properties Located at 2835 and 2690 Gibraltar Road, Santa Barbara, CA 93105, Inclusive of Personal Property Furnishings, Free and Clear of All Liens, Interests, Claims and Encumbrances Pursuant To 11 U.S.C. § 363(B) and (F), and Determining that Buyer is a Good Faith Purchaser Pursuant to 11 U.S.C. § 363(M); Memorandum of Points and Authorities; Declaration of Charles L. Duff

FR. 11-16-21, 12-14-21, 12-23-21

Docket 231

**Tentative Ruling:**

This is an unusual sale (unusual terms include the very low deposit, odd closing schedule). It isn't that convincing for the debtor to argue that he was forced into a sale on such uncertain terms, given how long it has been since this case was filed. The motion does not include a statement of existing liens and encumbrances and an explanation of why approval under 363(f) is appropriate. There is no evidence to support a 363(m) finding. The debtor will need to provide more information.

The court is also concerned that the sale procedures chill bidding.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Charles L. Duff

Represented By  
Jeremy H Rothstein

**Movant(s):**

Charles L. Duff

Represented By  
Jeremy H Rothstein  
Jeremy H Rothstein

**United States Bankruptcy Court  
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**9:18-11889 Charles L. Duff**

**Chapter 11**

**#6.00 CONT'D Chapter 11 Status Conference**

FR. 12-18-19, 4-24-19, 6-12-19, 7-3-19, 9-3-19, 10-29-19, 12-5-19, 3-24-20,  
7-21-20, 9-8-20, 12-9-20, 1-13-21, 3-31-21, 07-13-21, 10-19-21, 11-16-21,  
12-14-21, 12-23-21

Docket 1

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Charles L. Duff

Represented By  
Jeremy H Rothstein

**United States Bankruptcy Court  
Central District of California  
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11:30 AM

**9:20-11097 Floral Gift & Home Decor International, Inc.**

**Chapter 7**

Adv#: 9:21-01040 Namba, Chapter 7 Trustee v. Michaels Stores

**#7.00** Status Hearing RE: [1] Adversary case 9:21-ap-01040. Complaint by Jerry Namba, Chapter 7 Trustee against Michaels Stores. (\$350.00 Fee Charge To Estate). (Attachments: # 1 Complaint for Turnover) Nature of Suit: (11 (Recovery of money/property - 542 turnover of property)) (Ready, Paul)

Docket 1

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Floral Gift & Home Decor

Represented By  
Andrew Goodman

**Defendant(s):**

Michaels Stores

Pro Se

**Plaintiff(s):**

Jerry Namba, Chapter 7 Trustee

Represented By  
Paul F Ready

**Trustee(s):**

Jerry Namba (TR)

Represented By  
Paul F Ready



**United States Bankruptcy Court  
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**9:20-11097 Floral Gift & Home Decor International, Inc.**

**Chapter 7**

Adv#: 9:21-01041 Namba, Chapter 7 Trustee v. Walmart

**#8.00** Status HearingRE: [1] Adversary case 9:21-ap-01041. Complaint by Jerry Namba, Chapter 7 Trustee against Walmart. (\$350.00 Fee Charge To Estate). (Attachments: # 1 Complaint) Nature of Suit: (11 (Recovery of money/property - 542 turnover of property)) (Ready, Paul)

Docket 1

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Floral Gift & Home Decor

Represented By  
Andrew Goodman

**Defendant(s):**

Walmart

Pro Se

**Plaintiff(s):**

Jerry Namba, Chapter 7 Trustee

Represented By  
Paul F Ready

**Trustee(s):**

Jerry Namba (TR)

Represented By  
Paul F Ready

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**9:20-11097 Floral Gift & Home Decor International, Inc.**

**Chapter 7**

Adv#: 9:21-01042 Namba, Chapter 7 Trustee v. Max's Wholesale Import and Export, Inc.

**#9.00** Status HearingRE: [1] Adversary case 9:21-ap-01042. Complaint by Jerry Namba, Chapter 7 Trustee against Max's Wholesale Import and Export, Inc.. (\$350.00 Fee Charge To Estate). (Attachments: # 1 Complaint for Turnover) Nature of Suit: (11 (Recovery of money/property - 542 turnover of property)) (Ready, Paul)

Docket 1

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Floral Gift & Home Decor

Represented By  
Andrew Goodman

**Defendant(s):**

Max's Wholesale Import and Export,

Pro Se

**Plaintiff(s):**

Jerry Namba, Chapter 7 Trustee

Represented By  
Paul F Ready

**Trustee(s):**

Jerry Namba (TR)

Represented By  
Paul F Ready

**United States Bankruptcy Court  
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**9:20-11097 Floral Gift & Home Decor International, Inc.**

**Chapter 7**

Adv#: 9:21-01043 Namba, Chapter 7 Trustee v. Succulant Studios, Inc.

**#10.00** Status Hearing RE: [1] Adversary case 9:21-ap-01043. Complaint by Jerry Namba, Chapter 7 Trustee against Succulant Studios, Inc.. (\$350.00 Fee Charge To Estate). (Attachments: # 1 Complaint for Turnover) Nature of Suit: (11 (Recovery of money/property - 542 turnover of property)) (Ready, Paul)

Docket 1

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Floral Gift & Home Decor

Represented By  
Andrew Goodman

**Defendant(s):**

Succulant Studios, Inc.

Pro Se

**Plaintiff(s):**

Jerry Namba, Chapter 7 Trustee

Represented By  
Paul F Ready

**Trustee(s):**

Jerry Namba (TR)

Represented By  
Paul F Ready

**United States Bankruptcy Court  
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**9:21-10261 37 Ventures, LLC**

**Chapter 11**

Adv#: 9:21-01032 37 Ventures, LLC v. Knight and Bishop, L.P.

**#11.00 Status Hearing**

RE: [1] Adversary case 9:21-ap-01032. Complaint by 37 Ventures, LLC against Knight and Bishop, L.P.. (\$350.00 Fee Charge To Estate). - Complaint for: (1) Declaratory Relief [28 U.S.C. § 2201]; (2) Avoidance and Recovery of Preferential Transfers [11 U.S.C. §§ 547(b), 550, 551]; and (3) Objection to Amended Proof of Claim No. 5 [11 U.S.C. § 502(d)] - Nature of Suit: (91 (Declaratory judgment)), (12 (Recovery of money/property - 547 preference)), (14 (Recovery of money/property - other)) (Steelman, Richard)

FR. 12-14-21

Docket 1

**\*\*\* VACATED \*\*\* REASON: Case dismissed through stipulated order entered on 11/18/21.**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

37 Ventures, LLC

Represented By  
Gary E Klausner  
Jeffrey S Kwong  
Eve H Karasik  
Ron Bender

Larada Sciences, Inc.

Represented By  
Derrick Talerico

**Defendant(s):**

Knight and Bishop, L.P.

Pro Se

**Plaintiff(s):**

37 Ventures, LLC

Represented By  
Gary E Klausner

**United States Bankruptcy Court  
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**CONT... 37 Ventures, LLC**

**Chapter 11**

Richard P Steelman Jr  
Jeffrey S Kwong  
Eve H Karasik

**United States Bankruptcy Court  
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11:30 AM

**9:21-10734 Wendy Joy Carter**

**Chapter 7**

Adv#: 9:21-01033 Carter v. Carter

**#12.00** Status Hearing  
RE: [1] Adversary case 9:21-ap-01033. Complaint by Michael Carter against Wendy Joy Carter. fraud as fiduciary, embezzlement, larceny)),(68 (Dischargeability - 523(a)(6), willful and malicious injury)) (Richards, Ronald)

FR. 12-14-21

Docket 1

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Wendy Joy Carter

Represented By  
Khachik Akhkashian

**Defendant(s):**

Wendy Joy Carter

Represented By  
Khachik Akhkashian

**Plaintiff(s):**

Michael Carter

Represented By  
Ronald N Richards

**Trustee(s):**

Jeremy W. Faith (TR)

Pro Se

**United States Bankruptcy Court  
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11:30 AM

**9:21-10234 La Casa de la Raza, Inc.**

**Chapter 7**

Adv#: 9:21-01034 Faith, Chapter 7 Trustee v. MLG Leasing, Inc. et al

**#13.00** Status Hearing RE: [31] Amended Complaint First Amended Complaint For: (1) Avoidance of Fraudulent Transfers [11 U.S.C. § 548(a)(1)(B)]; (2) Recovery of Avoided Transfers [11 U.S.C. § 550]; (3) Fraud, Concealment, and Deceit [Cal. Civ. Code. §§ 1572, 1709, 1710]; (4) Violation of Cal. Civil Code § 2943; (5) Unjust Enrichment; (6) Accounting; (7) Conversion; (8) Quiet Title; (9) Cancellation of Void Trustee's Deed Upon Sale [Cal. Civil Code § 2924a]; and (10) Violation of Cal. Civil Code § 2924h(g) by Meghann A Triplett on behalf of Jeremy W. Faith, Chapter 7 Trustee against La Casa Founders Holding Company, Inc., Tomas A Castelo, MLG Leasing, Inc.. (RE: related document(s) 1 Adversary case 9:21-ap-01034. Complaint by Jeremy W. Faith, Chapter 7 Trustee against MLG Leasing, Inc., Tomas A Castelo. (\$350.00 Fee Charge To Estate). Complaint for: (1) Avoidance of Fraudulent Transfers [11 U.S.C. § 548(a)(1)(B)]; (2) Recovery of Avoided Transfers [11 U.S.C. § 550]; (3) Fraud, Concealment, and Deceit [Cal. Civ. Code §§ 1572, 1709, 1710]; (4) Violation of Cal. Civil Code § 2943; (5) Unjust Enrichment; (6) Accounting; (7) Conversion; and (8) Quiet Title (Attachments: # 1 Adversary Proceeding Cover Sheet) Nature of Suit: (13 (Recovery of money/property - 548 fraudulent transfer)), (14 (Recovery of money/property - other)), (02 (Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy))) filed by Plaintiff Jeremy W. Faith, Chapter 7 Trustee). (Triplett, Meghann)

Docket 31

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

La Casa de la Raza, Inc.

Represented By  
Janet A Lawson

**Defendant(s):**

MLG Leasing, Inc.

Represented By  
Anthony C Fischer

Tomas A Castelo

Pro Se

**United States Bankruptcy Court  
Central District of California  
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**CONT...      La Casa de la Raza, Inc.**

**Chapter 7**

La Casa Founders Holding

Pro Se

**Plaintiff(s):**

Jeremy W. Faith, Chapter 7 Trustee

Represented By  
Jeremy Faith  
Meghann A Triplett

**Trustee(s):**

Jeremy W. Faith (TR)

Represented By  
Meghann A Triplett



**United States Bankruptcy Court  
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11:30 AM

**9:19-10031 Robert Woods Takken**

**Chapter 7**

Adv#: 9:21-01001 Faith v. Takken et al

**#14.00 CONT'D Status Hearing**

RE: [1] Adversary case 9:21-ap-01001. Complaint by Jeremy W. Faith against Robert W. Takken, Linda H. Takken, Cristopher Takken, Kristina Takken, Marc Takken, Laura Takken, Daniel Takken, Samara Faray, Fire Rock Investments LLC, AHA Shoes, Inc.. (\$350.00 Fee Charge To Estate). -- Complaint for: 1) Declaratory Relief; 2) Avoidance of Fraudulent Transfers with Actual Intent [11 U.S.C. § 544(b)]; 3) Avoidance of Fraudulent Transfers with Actual Intent [11 U.S.C. § 548(a)(1)(A)]; 4) Avoidance of Constructively Fraudulent Transfers [11 U.S.C. § 548(a)(1)(B)]; 5) Avoidance of Preferential Transfers [11 U.S.C. § 547]; 6) Avoidance of Unauthorized Post-Petition Transfers [11 U.S.C. § 549]; 7) Recovery and Preservation of Avoided Transfers; and 8) Accounting Nature of Suit: (91 (Declaratory judgment)), (13 (Recovery of money/property - 548 fraudulent transfer)), (12 (Recovery of money/property - 547 preference)), (14 (Recovery of money/property - other)), (02 (Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy))) (Stoops, Annie)

FR. 3-10-21, 5-12-21, 5-18-21, 9-28-21, 11-30-21

Docket 1

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Robert Woods Takken

Represented By  
Leslie A Tos

**Defendant(s):**

Robert W. Takken

Represented By  
Paul F Ready

Linda H. Takken

Represented By  
Paul F Ready

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**CONT... Robert Woods Takken**

**Chapter 7**

Cristopher Takken

Represented By  
William C Beall

Kristina Takken

Represented By  
William C Beall

Marc Takken

Represented By  
Andrew W Hays

Laura Takken

Represented By  
Andrew W Hays

Daniel Takken

Represented By  
William C Beall

Samara Faray

Represented By  
William C Beall

Fire Rock Investments LLC

Represented By  
William C Beall

AHA Shoes, Inc.

Represented By  
William C Beall

**Joint Debtor(s):**

Linda Henry Takken

Represented By  
Leslie A Tos

**Plaintiff(s):**

Jeremy W. Faith

Represented By  
Annie Y Stoops  
Aram Ordubegian

**Trustee(s):**

Jeremy W. Faith (TR)

Represented By  
Aram Ordubegian  
Annie Y Stoops  
M Douglas Flahaut

**United States Bankruptcy Court  
Central District of California  
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**Tuesday, January 25, 2022**

**Hearing Room 201**

11:30 AM

**9:19-11625 Shane Patrick Mahan**

**Chapter 7**

Adv#: 9:19-01057 William G. Joiner, as Trustee of the William G. Jo v. Mahan et al

**#15.00** CONT'D Status Hearing  
RE: [121] Amended Complaint /SECOND AMENDED COMPLAINT: (1) DECLARATORY RELIEF TO DETERMINE VALIDITY, EXTENT AND PRIORITY OF LIENS OF PLAINTIFF; (2) RECOVERY OF IMPROPER TRANSFERS; (3) FOR ACCOUNTING; (4) FOR TURNOVER OF PROPERTY SUBJECT TO SECURED CLAIM; (5) CREDITORS SUIT (CCP § 708.210 ET SEQ.) (6) AVOIDABLE TRANSFER [ACTUAL FRAUD CIVIL CODE SECTION 3439 ET. SEQ.] (7) INTENTIONAL INTERFERENCE WITH PROSPECTIVE ECONOMIC RELATIONS; (8) NEGLIGENT INTERFERENCE WITH PROSPECTIVE ECONOMIC RELATIONS; (9) AVOIDANCE OF FRAUDULENT TRANSFERS, (11 USC SECTION 548, 550(a), and 551) (ACTUAL INTENT); (10) AVOIDANCE OF FRAUDULENT TRANSFERS, (11 USC SECTION 548, 550(a), and 551) (CONSTRUCTIVE FRAUD); (11) AVOIDANCE OF FRAUDULENT TRANSFERS (11 USC SECTION 544(a)(1) & (2), 550(a), and 551); (12) AVOIDANCE OF FRAUDULENT TRANSFERS (11 U.S.C. § 544(b), 550(a), and 551); (13) REQUEST FOR TURN OVER OF PROPERTY TO THE ESTATE (11 USC SECTION 542); DEMAND FOR JURY by Richard J Reynolds on behalf of William G. Joiner, as Trustee of the William G. Joiner Trust Dated 2/6/02 against Lindsay MacGowan, Crescenta Creations, Inc., John Rosengrant, J. Alan Scott, Legacy Effects, LLC. (Reynolds, Richard)

FR. 5-18-20, 6-23-20, 9-1-20, 11-10-20, 12-16-20, 1-13-21, 2-17-21, 3-22-21, 4-14-21, 6-8-21, 9-28-21, 10-4-21, 12-14-21, 12-23-21

Docket 121

**Tentative Ruling:**

Answers filed.

Please have dates in mind for next steps in this litigation.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Shane Patrick Mahan

Pro Se

**United States Bankruptcy Court  
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**CONT... Shane Patrick Mahan**

**Chapter 7**

**Defendant(s):**

Shane Patrick Mahan

Pro Se

Legacy Effects, LLC

Represented By  
Lee T Dicker

Jeremy W. Faith, Chapter 7 Trustee

Represented By  
Todd A. Frealy  
Lindsey L Smith  
Richard P Steelman Jr

Lindsay MacGowan

Represented By  
Lee T Dicker

Crescenta Creations, Inc.

Represented By  
Lee T Dicker

John Rosengrant

Represented By  
Lee T Dicker

J. Alan Scott

Represented By  
Lee T Dicker

**Plaintiff(s):**

William G. Joiner, as Trustee of the

Represented By  
Richard J Reynolds  
Meghan C Murphey  
Joseph P Buchman

**Trustee(s):**

Jeremy W. Faith (TR)

Represented By  
Todd A. Frealy  
Lindsey L Smith  
Richard P Steelman Jr

**United States Bankruptcy Court  
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11:30 AM

**9:19-11625 Shane Patrick Mahan**

**Chapter 7**

Adv#: 9:19-01079 William G. Joiner, as Trustee of the William G. Jo v. Mahan

**#16.00** CONT'D Status Hearing

RE: [1] Adversary case 9:19-ap-01079. Complaint by William G. Joiner, as Trustee of the William G. Joiner Trust Dated 2/6/02 against Shane Patrick Mahan. (Nature of Suit: (41 - Objection / revocation of discharge - 727(c),(d),(e))). (Reynolds, Richard)

FR. 2-24-20, 3-16-20, 7-21-20, 9-1-20, 11-10-20, 1-20-21, 1-27-21, 3-10-21, 4-14-21, 6-15-21, 9-28-21, 11-16-21, 12-21-21

Docket 1

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Shane Patrick Mahan

Pro Se

**Defendant(s):**

Shane Patrick Mahan

Represented By  
Michael J Glenn

**Plaintiff(s):**

William G. Joiner, as Trustee of the

Represented By  
Richard J Reynolds  
Meghan C Murphey  
Joseph P Buchman

**Trustee(s):**

Jeremy W. Faith (TR)

Represented By  
Todd A. Frealy  
Lindsey L Smith  
Richard P Steelman Jr

**United States Bankruptcy Court  
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**9:20-11023 Lonnie August**

**Chapter 7**

Adv#: 9:20-01056 Sanches v. August et al

**#17.00** CONT'D Pre-Trial Conference  
RE: [1] Adversary case 9:20-ap-01056. Complaint by Marta G. Sanches against Lonnie August, Roxann August. false pretenses, false representation, actual fraud)),(41 (Objection / revocation of discharge - 727(c),(d),(e))) (Salinas, Allan)

FR. 5-11-21, 07-13-21, 8-24-21, 11-9-21, 12-21-21

Docket 1

**Tentative Ruling:**

Enter pretrial order and set trial date.

Please consider whether trial should be in person or over video.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Lonnie August

Represented By  
Todd J Mannis

**Defendant(s):**

Lonnie August

Represented By  
Janet A Lawson

Roxann August

Represented By  
Janet A Lawson

**Joint Debtor(s):**

Roxann August

Represented By  
Todd J Mannis

**Plaintiff(s):**

Marta G. Sanches

Represented By  
Allan K Salinas

**United States Bankruptcy Court  
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Courtroom 201 Calendar**

**Tuesday, January 25, 2022**

**Hearing Room 201**

11:30 AM

**CONT... Lonnie August**

**Chapter 7**

**Trustee(s):**

Sandra McBeth (TR)

Pro Se